

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**October 6, 2016**



**RP16-31: Lot 7 in Block B of Country Club Estates Subdivision – No. 2**

**SIZE AND LOCATION:** 0.399 acres of land at the east corner of Fairway Drive and Link Street, and currently addressed as 317 Fairway Drive

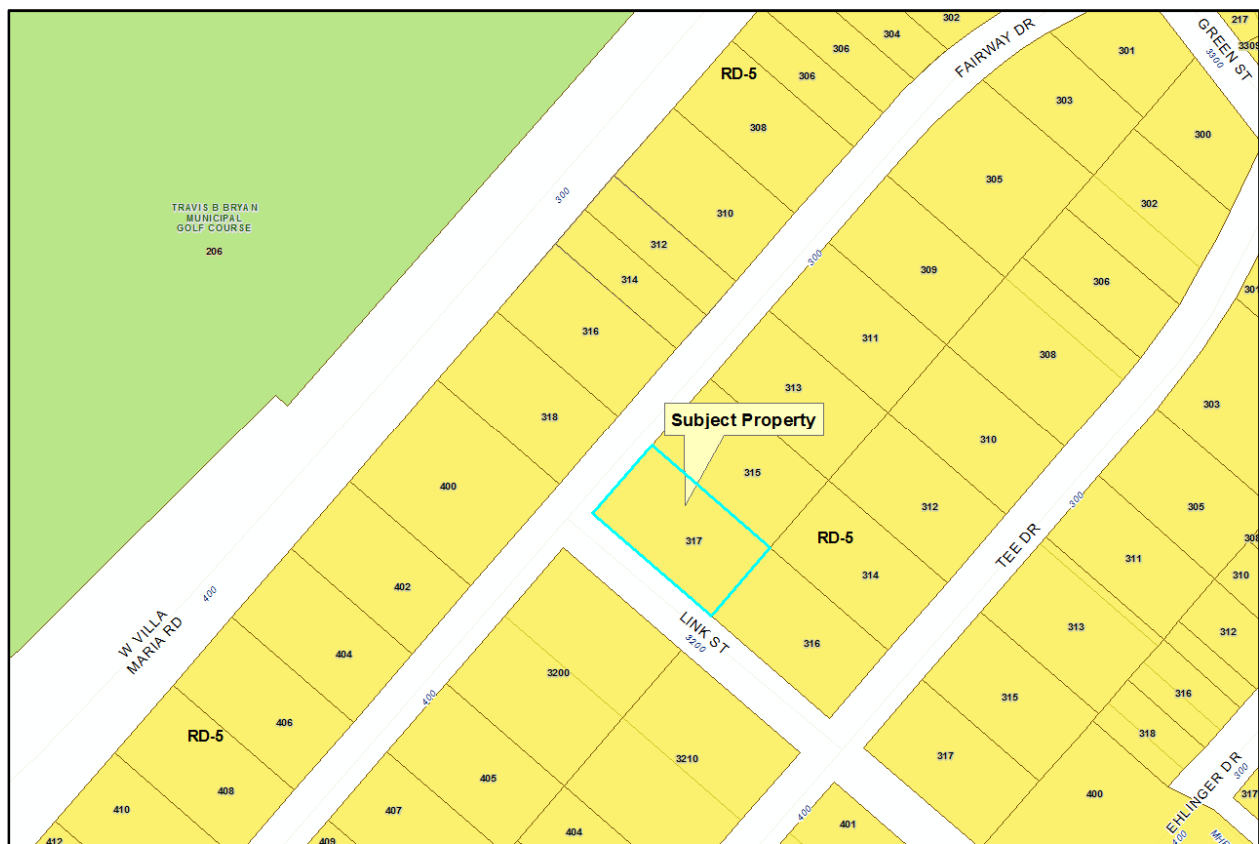
**EXISTING LAND USE:** single-family residence

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Justin Whitworth of Bonafide Acquisitions, LLC.

**AGENT:** Kerr Surveying, LLC.

**STAFF CONTACT:** Stephanie Doland, Staff Planner



## **AERIAL PHOTOGRAPH (2015):**



## **BACKGROUND:**

In 1951, the Country Club Estates Subdivision – Number 2 was recorded, creating 59 lots for the development of single-family homes. Most of the subdivision has since been developed and is now redeveloping with new single-family homes. The subject property is adjacent to single-family homes to the east, west, and south.

The applicant and property owner, Justin Whitworth of Bona Fide Acquisitions, LLC., is proposing to replat Lot 7 in Block B of the Country Club Estates Subdivision No. 2 into 3 new lots (proposed Lots 7A-7C) intended for single-family residential use.

With this final plat, \$1,040 in parkland dedication and development fees are due, as required by subdivision regulations.

## **RECOMMENDATION:**

The proposed replat meets all applicable standards and ordinances of the Land and Site Development Ordinance. The Site Development Review Committee and staff recommend **approving** this proposed replat.